

4 Winterton Way, Redwood Park, Shrewsbury, Shropshire,  
SY3 5PA

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**Offers In The Region Of £400,000**

Viewing: strictly by appointment through the agent

Occupying a lovely position, this is an immaculately presented, well maintained and improved modern four bedroom detached Family home. Redwood Park is a desirable residential location within close proximity to excellent amenities, highly regarded schooling, the Royal Shrewsbury Hospital and the local bypass which links up to the M54 motorway network. This property will appeal to many prospective purchasers and an early viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following:

The accommodation in greater detail comprises: Entrance hallway, cloakroom, bay fronted lounge, Impressive open plan Family kitchen / diner, first floor landing, four bedrooms, master bedroom with en-suite, bathroom, driveway, garage, Southerly South facing rear gardens. Viewing comes highly recommended.

Replacement double glazed entrance door gives access to:

**Reception hallway:**

Having wood effect flooring, under-stairs storage cupboard, radiator. Door to:

**Cloakroom:**

Having low flush WC, wall-mounted wash hand basin, tiled splash surround, radiator, wood effect flooring, upvc double glazed window to front.

Door from reception hallway gives access to:

**Bay fronted lounge:**

14'8 x 13'2 max into bay

A large walk-in bay with a range of upvc double glazed windows and upvc double glazed French doors giving access to the rear gardens (all with fitted blinds), coal effect gas fire set to a marble style hearth, decorative fire surround, coving to ceiling, radiator.

Door from reception hallway gives access to:

**Impressive open plan Family kitchen / diner:**

25'5 exc bay x9'4 max reduce 8'9 min

**The kitchen area:**

Comprises: A range of attractive replaced eye level and base units with built-in cupboards and drawers, display cabinets, centralised plate rack, integrated oven, four ring stainless steel gas hob with cooker canopy over, integrated dishwasher, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer ap over, wall-hung radiator, upvc double glazed window to the rear and side, double glazed door giving access to the side of property, engineered wooden flooring (SPACE for an American style fridge freezer).

**The dining area:**

Comprises: A walk-in upvc double glazed bay window to the front, engineered wooden flooring, coving to ceiling.

From reception hallway stairs rise to:

**First floor landing:**

Having loft access, airing cupboard. Doors from first floor landing then give access to four bedrooms and bathroom.

**Bedroom one:**

15'5 max reduce 12'1 min x 10'8

Having built-in mirror fronted wardrobe, three uvpc double glazed windows to front, radiator, television aerial point. Door tio:

**En-suite shower room:**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to front, radiator, vinyl floor covering.

**Bedroom two:**

12'4 max reduce 10'2 min x 8'4

Having upvc double glazed window to rear, radiator, built-in double wardrobe.

**Bedroom three:**

9'0 x 8'4

Having double glazed window to rear, radiator, built-in single wardrobe.

**Bedroom four:**

8'11 x 7'0

Having upvc double glazed window to rear, radiator, fitted shelved storage cupboard.

**Bathroom**

Having a three piece white suite comprising: Panelled bath, wash hand basin, low flush WC, vinyl floor covering, radiator, part tiled to walls, upvc double glazed window to side, extractor fan to ceiling.

**Outside:**

To the front of the garden there is a lawned garden with a tarmacadam driveway to the side. Access is then given to:

**Garage:**

16'9 x 8'4

Having an electrically operated roller door, wall-mounted gas fired central heating boiler, eye level storage cupboard, vinyl tiled effect floor covering.

**Southerly South facing rear gardens:**

Gated side access then leads to Southerly South facing rear gardens, low rise brick walling, paved sun terrace, timber garden shed, borders with inset shrubs and bushes. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**Council Tax Return - E**

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

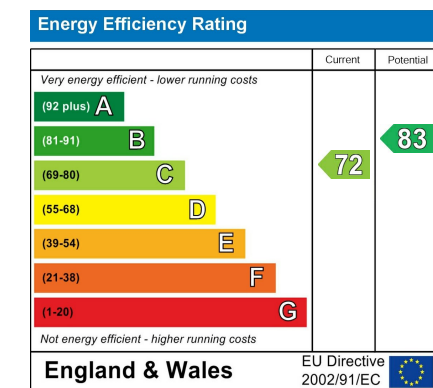
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**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

